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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SB*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 2, 2019

SUBJECT: DR19-132, CULVER'S FROZEN CUSTARD

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the development of a Culver's Frozen Custard facility and future pad that will provide additional dining options for the community.

REQUEST

DR19-119, Culver's Frozen Custard: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.3 acres, generally located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC).

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: PHNX Design
 Name: Mike Hills
 Address: 2942 E. Fountain St.
 Mesa, AZ 85213
 Phone: (602) 762-7354
 Email: mikeh@phnx-design.com

OWNER

Name: Brian Farrel
 Address: 7046 N. 2nd St.
 Phoenix, AZ 85020
 Phone: (630) 660 - 0067
 Email: bf.culvers@gmail.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>October 23, 2007</i>	Town Council approved annexation (A07-67) under Ordinance No. 2074 for 39.16 acres of land including the subject site, located at the southwest corner of Val Vista Drive and Willis Road.
<i>November 13, 2007</i>	Town Council approved rezoning (Z07-101) under Ordinance No. 2084 to rezone 39.16 acres, including the subject site, to Town of Gilbert Regional Commercial (RC) zoning district.

Overview

The applicant is proposing to build two (2) new pads intended for restaurant uses on a presently vacant 2.3 acre site. Pad A as proposed is 4,330 sf restaurant with a drive-through and 600 sf outdoor patio called Culver's Frozen Custard. Culver's Frozen Custard is a Midwest based franchise that specializes in hamburgers and frozen custards in a fast-casual dining setting that has over 700 locations in 23 states. In addition to Pad A, a second 3,500 sf building Pad B is proposed on the southern portion of the site. Pad B is intended for a future phase with Pad A and the required site improvements to be built in the first phase. The subject site is located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center (SC)	Shopping Center (SC) with PAD overlay	Copper Point Business Park
South	Regional Commercial (RC)	Regional Commercial (RC)	Dutch Bros Coffee
East	General Office (GO)	General Office (GO) with PAD overlay	Val Vista Drive then Vacant
West	Regional Commercial (RC)	Regional Commercial (RC)	The Aspens at Mariposa Point (Congregate Living Facility)
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building Area	-	4,330 sf (Pad A) 3,500 sf (Pad B)
Maximum Building Height (ft.)/(Stories)	55'	22'-6"/ 1 Story
Minimum Building Setback (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Rear (Non-residential)	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Rear (Non-residential)	20'	20'
Landscaping (% of net lot area)	15%	44%
Off-Street Parking and Loading Restaurants, Limited Service 1/100 sf plus 1/400 sf of Outdoor Dining Area	44 Spaces (Pad A) 35 Spaces (Pad B) 79 Spaces Total	86 Spaces
Bicycle Parking 1/10 Required Vehicle Spaces	6 Spaces	8 Spaces

DISCUSSION

Staff is requesting general input from the Planning Commission (PC) in regards to site design and elevations. The purpose of this Study Session item is to allow the PC to be introduced to the project and provide early input.

The project is currently in first review and therefore additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Site

There are two (2) buildings proposed on the site, Pad A and Pad B, both are intended for restaurant uses. Pad A is proposed to be a Culver's Frozen Custard and is a 4,330 sf building with a drive through with a 600 sf exterior patio proposed on the east side of the building. The second building proposed is Pad B, which is a 3,500 sf shell building on the south side of the site with no tenant currently identified. There are two (2) access points proposed for the site, which are both located on the private drive abutting the west side of the site. This private drive filters onto Willis Road to the north and another private drive to the south; both Willis Road and the private drive then ultimately lead to Val Vista Drive.

The subject site is intended to develop in two (2) phases. The first phase includes Pad A, the primary parking area, which includes the drive aisles and sixty- eight (68) parking spaces, the two (2) points of access, and all perimeter improvements including landscaping. The second phase will include Pad B, an additional eighteen (18) parking spaces, the landscaping around Pad B and other

minor site improvements associated with Pad B. The limits of construction for the future development is outlined in the site plan.

Landscape

The landscaping is proposed at 44 percent of the site, which exceeds the required 15 percent. The landscaping provided is for the first phase only, which does not include the southern portion of the site. The southern landscaping will be completed with the second phase and will include the same landscape palette from the first phase. The proposed tree palette includes a combination of 'Red Push' Pistache, Evergreen Elm, Southern Live Oak, and Mexican Bird of Paradise. A variety of accent plants, shrubs and groundcovers have been proposed including Weber's Agave, Red Yucca, 'Little John' Bottle Brush, Green Cloud Ranger, Dwarf Olive, Baja Ruellia, Bells of Fire, Yellow Bells, 'Topaz' Aloe, New Gold Lantana, and Wedelia.

Elevations, Colors and Materials

The building is approximately 22'-6" at its highest point and has a modern clean design that is primarily comprised of large vertical and horizontal accent segments, in a variety of materials, utilized around the entirety of the building. The primary building material is E.F.I.S applied in Azurite blue as singular large block panels and E.F.I.S in both a white finish and a brown finish that mimics a brick pattern. Staff has requested real life examples from the applicant in the first review of what the E.F.I.S, which is described as having finish similar to tile, will look like when applied on a building. Additional accent materials have been provided such as stone veneer and corrugated metal. *Staff is requesting general input on the elevations.*

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. General feedback on site design and elevations.

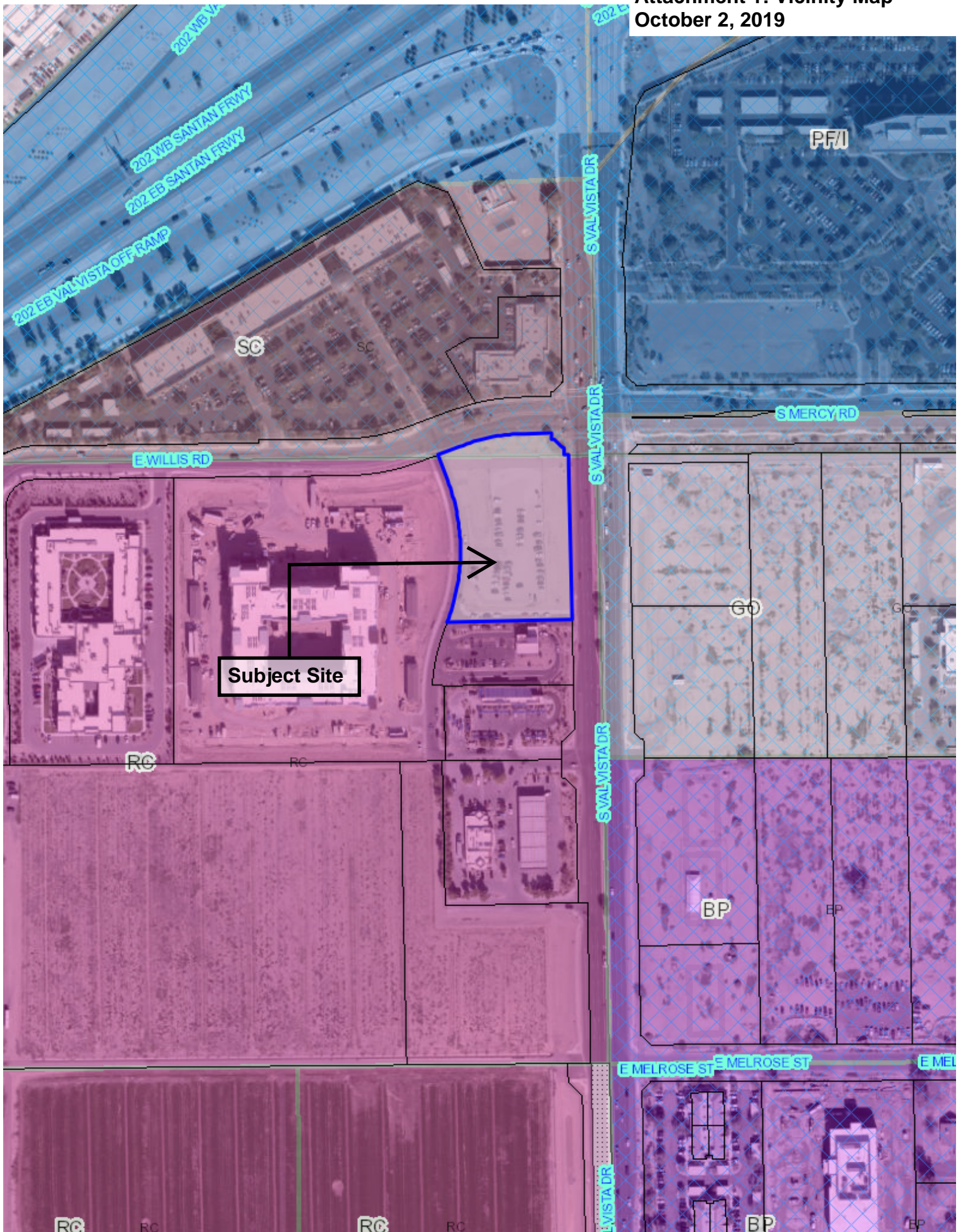
Respectfully submitted,

Sydney Bethel
Planner II

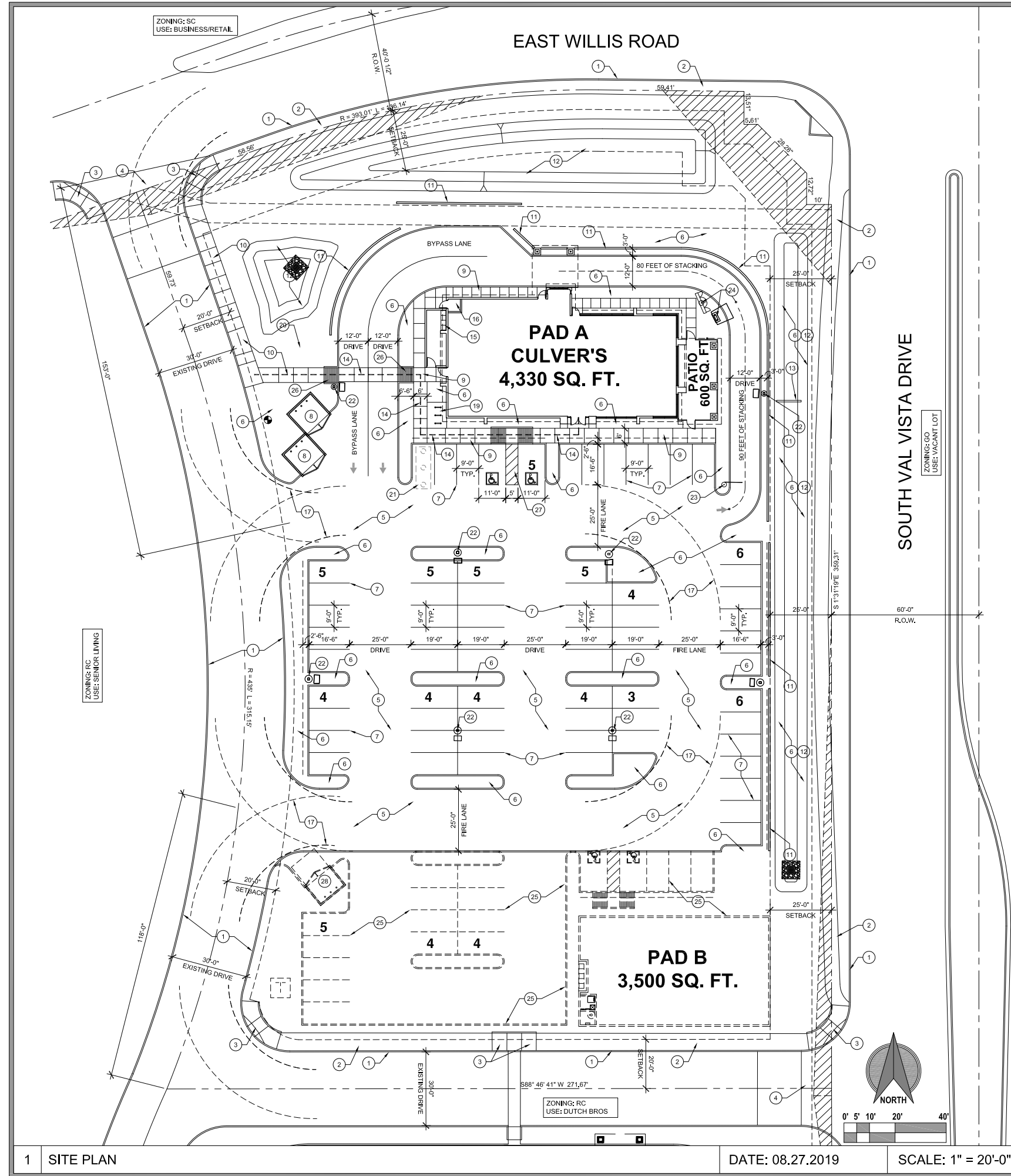
Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Site Plan
- 4) Landscape
- 5) Grading and Drainage
- 6) Colors and Materials
- 7) Elevations

- 8) Floor Plans
- 9) Lighting







PROJECT TEAM:

DEVELOPER/OWNER:
CULVER'S FROZEN CUSTARD

7046 NORTH 2ND STREET
PHOENIX, ARIZONA 85020
CONTACT: BRIAN FARRELL
PH: (602) 660-0067

ARCHITECT:
PHNX DESIGN LLC.

2942 EAST FOUNTAIN STREET
MESA, AZ 85213
CONTACT: MIKE HILLS
PH: (602) 762-7354

CIVIL ENGINEER:
BECK CONSULTING ENGINEERS, INC.

2942 NORTH 24TH STREET, SUITE 114
PHOENIX, AZ 85016
CONTACT: JUSTIN EVINGER
PH: (602) 810-2975

LANDSCAPE ARCHITECT:
COLLABORATIVE V DESIGN STUDIO.

7116 EAST 1ST AVE, SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: AARON HILLMAN
PH: (480) 347-0590

PROJECT DATA:

OVERALL SITE DATA:

GROSS SITE AREA:	41,100,216 SQ. FT. (2.30 ACRES)
NET SITE AREA:	304,54-101
EXISTING APN:	RC
EXISTING ZONING:	5-B
CONSTRUCTION TYPE:	YES, FULLY SPRINKLERED
FIRE SPRINKLER:	NORTH = SC
ADJACENT ZONING:	SOUTH = RC
	EAST = GO
	WEST = RC
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
TOTAL LANDSCAPE AREA:	4,30,510 S.F.
LANDSCAPE PERCENTAGE:	30%
LOT COVERAGE:	7.8%

BUILDING AREA:

PAD A:	4,330 SQ. FT.
PATIO	600 SQ. FT.
PAD B:	3,500 SQ. FT.
TOTAL	8,430 SQ. FT.

PARKING REQUIRED:

PAD A (RESTAURANT 1/100)	43 SPACES
PATIO (1 SP PER 400 SQ. FT.)	2 SPACES
PAD B (RESTAURANT 1/100)	35 SPACES
TOTAL	80 SPACES

PARKING PROVIDED:

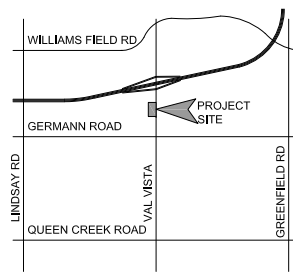
ADA REQUIRED	3 SPACES
ADA PROVIDED	4 SPACES

SITE KEYNOTES:

- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ADA RAMP TO REMAIN.
- EXISTING ENTRY DRIVE TO REMAIN.
- ASPHALT DRIVE AREA.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
- 4" WIDE PARKING STRIPING.
- REFUSE ENCLOSURE, REFER TO DETAIL 13/A101.
- CONCRETE HARDSCAPE AREA.
- SIDEWALK TO PUBLIC WAY.
- 3'-4" HIGH SCREEN WALL, REFER TO TYPICAL ELEVATIONS 20/A101
- RETENTION AREA, REFER TO CIVIL DRAWINGS.
- MONUMENT SIGN, UNDER SEPARATE PERMIT.
- DASHED LINE INDICATES PEDESTRIAN AND ADA ACCESS.
- ELECTRICAL SERVICE ENTRANCE SECTION (SES) LOCATION, FULLY SCREENED FROM PUBLIC VIEW.
- FIRE RISER ROOM LOCATION.
- DASHED LINE INDICATES FIRE TRUCK TURNING RADIUS (35'-0" INSIDE RADIUS AND 55'-0" OUTSIDE RADIUS)
- HATCHED AREA INDICATES SIGHT VISIBILITY TRIANGLE
- BIKE RACK, REFER TO DETAIL 4/A101.
- ELECTRICAL TRANSFORMER PAD LOCATION.
- UNDERGROUND GREASE INTERCEPTOR.
- SITE LIGHT FIXTURE, REFER TO ELECTRICAL PHOTOMETRIC PLAN.
- DRIVE THRU HEIGHT RESTRICTION ENTRY BAR.
- ORDER MENU SCREEN.
- DASHED LINES INDICATES FUTURE DEVELOPMENT.
- ACCESSIBLE RAMP, REFER TO DETAIL 6/A101.
- ACCESSIBLE PARKING SPACES, REFER TO DETAIL 1/A101.
- FUTURE TRASH ENCLOSURE

VICINITY MAP:

SCALE: N.T.S.

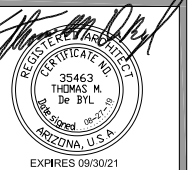


GENERAL SITE PLAN NOTES:

- ALL UTILITY LINES LESS THAN 66 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED INSIDE INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND INCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE 'L'-SHAPED, 'U'-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF THE ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ON THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR NONCOMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTER, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
 - ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 3" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPE AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY COLOR OF FINISHED TO MATCH PARKING SCREEN WALLS, CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPE AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED, INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL BE IDENTIFIED AND SPECIAL PARKING TREATMENT AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

FIRE DEPARTMENT NOTES:

- CONSTRUCTION WITHIN THE TOWN OF GILBERT SHALL COMPLY WITH THE 2012 INTERNATIONAL FIRE CODE (IFC) AS AMENDED AND ADOPTED BY FIRE CODE SUB-SECTIONS 10-37-1, 10-37-2, AND 2012 FIRE CODE INTERPRETATIONS & REGULATIONS
- THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
 - PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, AND STANDPIPES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICIAL. REFER TO 2012 FIRE CODE INTERPRETATIONS & REGULATIONS 12-506.1 KEY BOXES.
 - GENERAL FIRE DEPARTMENT ACCESS:
 - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED WITHIN GILBERT'S JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. THE ROUTE IS TO BE MEASURED AROUND THE BUILDING AS THE FIRE HOSE WOULD BE LAID AND SHALL BE APPROVED BY THE FIRE PLANS EXAMINER.
 - APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OR 20 FEET (FOC).
 - A MINIMUM VERTICAL CLEARANCE OF 13'6" SHALL BE PROVIDED FOR THE APPARATUS ACCESS ROADS.
 - DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED MEANS FOR TURNING THE APPARATUS AROUND, FIRE APPARATUS TURNING RADIUS IS 35 FEET INSIDE AND 55 FEET OUTSIDE (FOC).
 - FIRE LANES SHALL BE MARKED BY SIGNS PER TOG DETAIL #63 AND/OR CURB PAINTED RED AND LABELED "FIRE LANE NO PARKING". REFER TO 2012 FIRE CODE INTERPRETATIONS & REGULATIONS 1203.6 FIRE LANES.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE A MAXIMUM GRADE OF 0-4% GRADE ABC 6" 95% COMPACTION 6-10% GRADE CONCRETE ASPHALT, 4" OR MORE 1" GRADES STEEPER THAN 10% SHALL BE APPROVED BY THE FIRE OFFICIAL.
 - FIRE HYDRANT REQUIREMENTS:
 - THE MINIMUM NUMBER OF FIRE HYDRANTS SHALL NOT BE LESS THAN REQUIRED PER APPENDIX C IN THE IFC.
 - A FIRE HYDRANT SHALL BE LOCATED WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION (FDC), THE ROUTE IS TO BE MEASURED AS THE FIRE HOSE WOULD BE LAID OUT AND SHALL BE APPROVED BY THE FIRE PLANS EXAMINER.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS



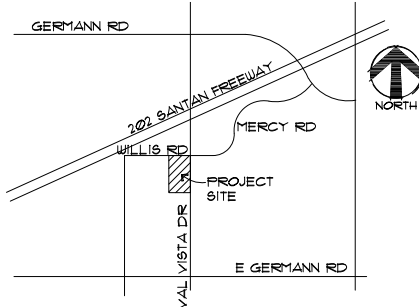
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PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
SWC OF SOUTH VAL VISTA DRIVE AND SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

DATE	REVISION
1	
2	
3	

SITE PLAN

A100



**COLLABORATIVE
DESIGN STUDIO**

Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
Existing Tree (To Remain)				
Caesalpinia mexicana	Mexican Bird of Paradise	4	24" Box	Multi-Trunk Dense Canopy
Pistacia 'Red Rush'	'Red Rush' Pistache	11	24" Box	Standard Trunk Dense Canopy
Quercus virginiana	Southern Live Oak	15	15 Gal.	Standard Trunk Dense Canopy
Ulmus Parvifolia	Evergreen Elm	14	24" Box	Standard Trunk Dense Canopy
ACCENTS/VINES				
Agave weberi	Weber's Agave	3	5 Gal.	As Per Plan
Hesperaloe parviflora	Red Yucca	32	5 Gal.	As Per Plan
Hesperaloe parviflora	Red Yucca	20	5 Gal.	As Per Plan
SHRUBS				
Callistemon 'Little John'	'Little John' Bottle Brush	67	5 Gal.	As Per Plan
Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger	46	5 Gal.	As Per Plan
Olea 'Little Ollie'	Dwarf Olive	27	5 Gal.	As Per Plan
Ruellia peninsularis	Baja Ruellia	19	5 Gal.	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	13	5 Gal.	As Per Plan
Tecoma stans	Yellow Bells	21	5 Gal.	As Per Plan
GROUND COVERS				
Aloe 'Topaz'	'Topaz' Aloe	33	1 Gal.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	30	1 Gal.	As Per Plan
Wedelia trilobata	Wedelia	40	1 Gal.	As Per Plan
MISCELLANEOUS				
DG	Decomposed Granite - 1/2" Screened 'Express Gold' 2" Depth in All Planting Areas (Typ)			
DG2	Decomposed Granite Dustcover- 1/4" Minus 'Express Gold' DG Dustcover for future pad 2" Depth (Typ) for future development area only.			

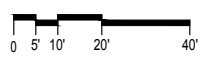
LANDSCAPE SITE DATA

TOTAL NET SITE AREA	100,006	SQ. FT.	2.3	AC.
SQUARE FOOTAGE OF ON-SITE LANDSCAPING	43,340	SQ. FT.	44	% OF SITE
SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING	2,625	SQ. FT.		
SQUARE FOOTAGE OF ON-SITE + ROW LANDSCAPING	45,965	SQ. FT.		

NOTE:
ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL 93 AT TIME OF INSTALLATION. ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT 1' WHEN INSTALLED AND NO VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN THE SIGHT LINE.

PLANTING PLAN

SCALE: 1"=20'-0"



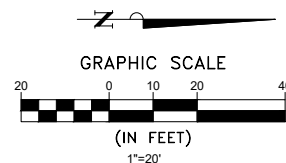
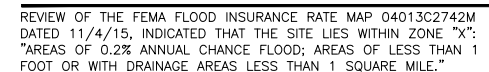
LANDSCAPE IMPROVEMENTS
Culver's Frozen Custard
SWC of South Val Vista Drive and Mercy Road

PLANTING PLAN

DESIGNED BY: AH/PV
DRAWN BY: AH/PV
CHECKED BY: AH/PV
DATE: 08.26.19
REVISIONS:

Culver's

L1.0
1 OF 1

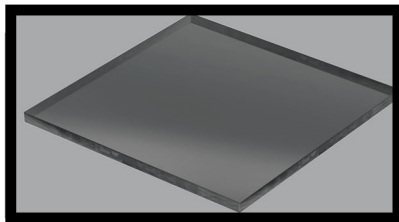




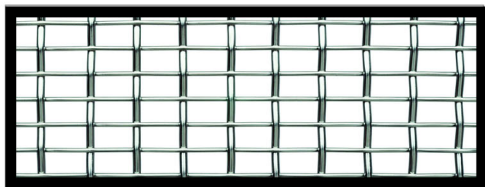
MARAZZI TILE (AMERICAN ESTATE) SADDLE.



ALUMINUM STOREFRONT WINDOW AND
DOOR FRAMES, TO BE FACTORY FINISHED
IN CLEAR ANODIZED ALUMINUM.



WINDOW GLAZING (MINIMUM
50% TINTING), COLOR: GRAY.



WELDED WIRE LATTICE IN STEEL FRAME
POWDER COATED TO MATCH
DUNN EDWARDS DE6389 "FALLEN ROCK".



TRESPA PANEL AZURITE BLUE.



STONE VENEER
CORONADO STONE PLAYA VISTA
SERIES LIMESTONE 3" SPLIT
PATTERN IN CREAM COLOR.



B-DECKING CORRUGATED PANELS
TO PAINTED DUNN EDWARDS
DE3689 "FALLEN ROCK".



- FINISH KEYNOTES:**
- A. ACCENT WALL WITH E.F.I.S. FINISH TO MATCH TRESPA PANEL AZURITE BLUE.
 - B. E.F.I.S. FINISH TO MATCH MARAZZI TILE (AMERICAN ESTATE) SADDLE.
 - C. ALUMINUM STOREFRONT WINDOW AND DOOR FRAMES, TO BE FACTORY FINISHED IN CLEAR ANODIZED ALUMINUM.
 - D. WINDOW GLAZING (MINIMUM 50% TINTING), COLOR: GRAY.
 - E. WELDED WIRE LATTICE IN STEEL FRAME GREEN WALL TO POWDER COATED TO MATCH DUNN EDWARDS DE6389 "FALLEN ROCK".
 - F. E.I.F. S. FINISH OVER C.M.U. WALL WITH COLOR AND TEXTURE TO MATCH TRESPA PANEL AZURITE BLUE.
 - G. STEEL WINDOW AWNINGS WITH OUTSIDE MEMBER WRAPPED IN CLEAR ANODIZED ALUMINUM BREAK METAL.
 - H. B-DECKING CORRUGATED PANELS TO PAINTED DUNN EDWARDS DE3689 "FALLEN ROCK".
 - J. HOLLOW METAL DOOR FRAME TO BE PAINTED DUNN EDWARDS DE3689 "FALLEN ROCK".
 - K. HOLLOW METAL DOOR TO WRAPPED IN STAINLESS STEEL, WITH A BRUSHED FINISH.
 - L. STEEL CANOPY TO BE PAINTED DUNN EDWARDS DE6389 "FALLEN ROCK".
 - M. STEEL CANOPY COLUMN TO BE PAINTED DUNN EDWARDS DE6389 "FALLEN ROCK".
 - N. RAILING AND WELDED WIRE MESH TO BE POWDER FINISHED TO MATCH DUNN EDWARDS DE6389 "FALLEN ROCK".
 - P. CANOPY BASE, THICK SET VENEER STORE TO BE CORONADO STONE PLAYA VISTA SERIES LIMESTONE 3" SPLIT PATTERN IN CREAM COLOR.
 - Q. ACCENT WALL WITH COLOR AND TEXTURE TO MATCH MARAZZI TILE (LOUNGE 14) SPITZER.

2 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

ALL MECHANICAL EQUIPMENT WILL BE FULLY SCREENED BEHIND A PARAPET ROOF ETC., ALL BUILDING DRAINAGE WILL BE INTERNALIZED WITH NO EXPOSED DOWNSPOUTS, AND THERE WILL BE NO EXPOSED ROOF-LADDERS.



1 SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

PHNX DESIGN

2842 EAST FOUNTAIN STREET, MESA, ARIZONA 85213
MIKE@PHNXDESIGN.COM
602.762.7354

Thomas M. DeBry

REGISTERED PROFESSIONAL ARCHITECT
35463
THOMAS M. DeBry
DESIGNED 08-27-19
ARIZONA, U.S.A.
EXPIRES 09/30/21

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PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
SWC OF SOUTH VAL VISTA DRIVE AND SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

△	DATE	REVISION
1		
2		
3		

EXTERIOR ELEVATIONS

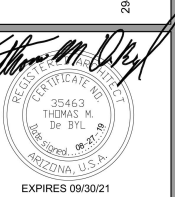
A300



FINISH KEYNOTES:

- A. ACCENT WALL WITH E.F.I.S. FINISH TO MATCH TRESPA PANEL AZURITE BLUE.
- B. E.F.I.S. FINISH TO MATCH MARAZZI TILE (AMERICAN ESTATE) SADDLE.
- C. ALUMINUM STOREFRONT WINDOW AND DOOR FRAMES, TO BE FACTORY FINISHED IN CLEAR ANODIZED ALUMINUM.
- D. WINDOW GLAZING (MINIMUM 50% TINTING), COLOR: GRAY.
- E. WELDED WIRE LATTICE IN STEEL FRAME GREEN WALL TO POWDER COATED TO MATCH DUNN EDWARDS DE3689 "FALLEN ROCK".
- F. E.I.F.S. FINISH OVER C.M.U. WALL WITH COLOR AND TEXTURE TO MATCH TRESPA PANEL AZURITE BLUE.
- G. STEEL WINDOW AWNINGS WITH OUTSIDE MEMBER WRAPPED IN CLEAR ANODIZED ALUMINUM BREAK METAL.
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- Q. ACCENT WALL WITH COLOR AND TEXTURE TO MATCH MARAZZI TILE (LOUNGE 14) SPITZER.

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2 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

ALL MECHANICAL EQUIPMENT WILL BE FULLY SCREENED BEHIND A PARAPET ROOF ETC., ALL BUILDING DRAINAGE WILL BE INTERNALIZED WITH NO EXPOSED DOWNSPOUTS, AND THERE WILL BE NO EXPOSED ROOF-LADDERS.



1 SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
SWC OF SOUTH VAL VISTA DRIVE AND SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

DATE	REVISION
1	
2	
3	

EXTERIOR
ELEVATIONS

A301



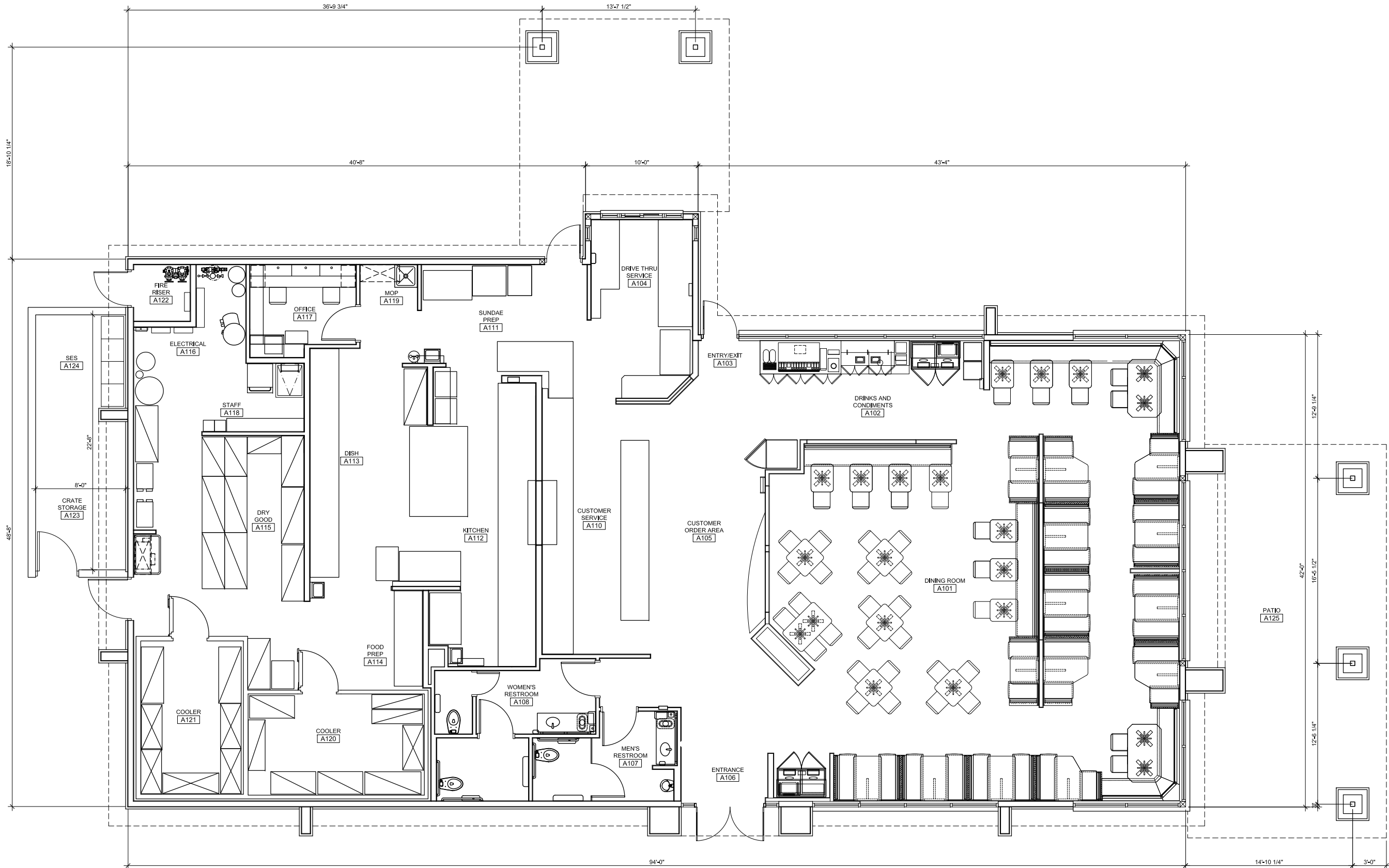
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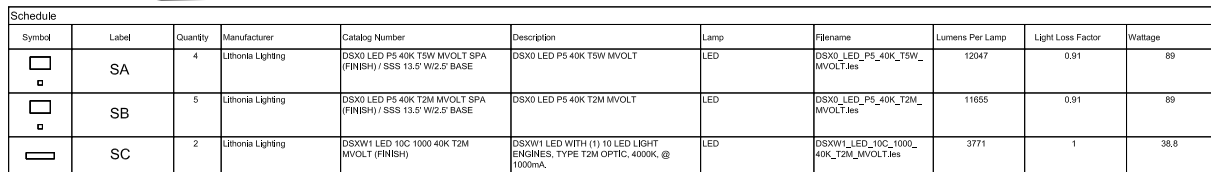
PROPOSED SITE PLAN FOR:
CULVER'S FROZEN CUSTARD
SWC OF SOUTH VAL VISTA DRIVE AND SOUTH MERCY ROAD
GILBERT, ARIZONA 85297

Δ	DATE	REVISION
1		
2		
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FLOOR PLAN

A200





Statistics						
Description	Symbol	Avg	Max	Mh	Max/Min	Avg/Min
PROPERTY LINE - FC @ 5' AFG	✕	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.0 fc	6.3 fc	0.1 fc	63.0:1	20.0:

1 ELECTRICAL PHOTOMETRIC PLAN



The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Control options	Other options	Feasible (non-control)
Shipped installed	Shipped installed	
NMDR High light generation 2 enabled ¹	HS House-shade blind ²	DRBD Dark brouse
PER Network, high light mode/ambient sensor ³	SF Single Fan (120, 177, 349) ⁴	PRAD Natural aluminum
PER NMDA black incorporate only (control ordered separate) ¹	DF Double Fan (208, 244, 480) ⁵	DNRWD White dark brouse
PER Five eye-protects only (control ordered separate) ^{1,12}	LO Lifted control panel ⁶	DNRWD White dark brouse
PER8 Seven eye-protects only (black out housing) (control ordered separate) ¹	R90 Right eye-control panel ¹	DRBD Tinted black
DMG 0-10V dimming (entry out back of housing for external control (control ordered separate))	DR Double Fan (120, 177, 349) ⁴	DRBD Tinted natural aluminum
	Shipped separately	
	BS Blind glass ⁷	DNRWD Tinted white
	EGS Exterior glare shield ⁸	



DSX0-LED
Rev. 05/15/19
Page 1 of 8



Specifications

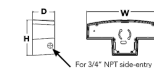
Specifications

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:
Depth:	4" (10.2 cm)	ELCW Weight:
Height:	6-3/8" (16.5 cm)	

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:
Depth:	4" (10.2 cm)	ELCW Weight:
Height:	6-3/8" (16.5 cm)	



EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Other Options		Finish <i>(required)</i>							
Shipped installed		Shipped separately ¹⁾		D0B0	Dark bronze	D5D0	Sandstone	DWH0	Textured white
SF	Single leaf (128, 277 or 347½) ^{1,2)}	B5W	Big-esteten spikes	D0U0	Black	D0R0	Textured dark bronze	D5D70	Textured sandstone
DF	Double leaf (208, 240 or 400) ^{1,2)}	W6	Wire guard	D0A0	Natural aluminium	D0B70	Textured black		
HS	House-side shield ¹⁾	V6	Velvet guard	DWH0	White	D4T0	Textured natural aluminium		
SP0	Separate spray protection ¹⁾	D0L	Diffused drop lens						

NOTES:
1. 20%

	Options and related equipment
DO0815	Heavy-duty blade (large type) only
DO0816	Ball-socket joint
DO0817	Wear guard assembly
DO0818	Isolard guard assembly

2	MAGUI Drive operates on any line voltage from 120-277V (50/60 Hz).
3	Single 1500 RPM motor, 27 or 3474 voltage option. Double 1500 RPM motors 208, 240 or 480 voltage option.
4	Only available with 2PC, 700mm or 1000mm. Not available with 1PC or PRRs.
5	Black skin installed in factory. Cannot be field installed. Cannot be ordered as an accessory.
6	Photocell (PIR) sensor 128, 206, 240, 277 or 3474 voltage option. Not available with motor/actuator light sensors PIR or PRRs.
7	Motor Model: Sensor table on page 3.
8	Cold weather 120C rated. Not compatible with cold-weather applications. Not available with BIMB warranty option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in backbox wiring. Emergency mode ES file located on product page at www.magnatrol.com .
9	Not available with PLOC.
10	Not available with BLOW.
11	Also available as a separate accessory; see Accessories information.
12	Not available with BLOW.

DSXV71-LED
Rev. 8/15/19